RETURN TO:

SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064

THIS INSTRUMENT PREPARED BY
~~AND RETURNED TO~~:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 11432 PG 721

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
NVR HOMES, INC., t/a RYAN HOMES, a Virginia Corporation 7003 Chadwick Drive Suite 343, Bristol Building Brentwood, TN 37027	Same	District 13 Map: 136-5 Parcel: 26

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto NVR HOMES, INC., taken as RYAN HOMES, a Virginia corporation ("Grantee") herein, its heirs, successors, and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 44 as shown on the plat of Section Three of Bayview, of record in Plat Book 9700, page 685, in the Register's Office for Davidson County, Tennessee and as revised on the plat of Revision One, Bayview, Section Three, Revision to Lots 47 and 48, of record in Plat Book 9700, page 749, said Register's Office.

Being part of the same property conveyed to BAYVIEW VENTURE, a Tennessee joint venture, by Warranty Deed of record in Book 9281, page 876, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION ONE, of record in Book 10323, page 55, Register's office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION TWO, of record in Book 10727, page 268, said Register's Office, as further amended by a Second Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION THREE, of record in Book 11019, page 911, said Register's Office; as amended by a Third Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW ESTATES, PHASE I, of record in Book 11251, page 126, said Register's Office; and as further amended by a Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, of record in Book 11271, page 163, said Register's Office, to which Declaration this conveyance is subject.

TO HAVE AND TO HOLD said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever.

And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except of record.

And BAYVIEW VENTURE, L.L.C. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever

NS1256

except as to those matters set forth above to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, has hereunto subscribed its name on this 14TH. day of April, 1999.

BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company

BY: _____
HARRY G. DEMETROS

Title: Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,163.95. This is equal to or greater than the property would bring as a fair and voluntary sale.

_____
Affiant

HENRY E. RAGLE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me this 14TH. day of April, 1999.

My Commission Expires AUG. 5, 2002

_____
NOTARY PUBLIC

My Commission expires: 8-5-02

STATE OF TENNESSEE

COUNTY OF DAVIDSON

2732 04/15 0101 03CHECK 122.61

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harry G. Demetros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at NASHVILLE, Tennessee, on this 14TH. day of April, 1999.

HENRY E. RAGLE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission expires: 8-5-02

\Bayview\ud.8

Commission Expires AUG. 5, 2002

APR 13 1999 12:36

2 MAIL ENV.

99 APR 15 AM 9:37

RECEIVED & RECORDED
DAVIDSON COUNTY, TN.
CHANCELLOR REGISTER

6157263014 PAGE.03

05744411

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11432 PG. 723

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0574441

IDENTIFICATION REFERENCE

99 APR 15 AM 9:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	30163.95
CON TX	111.61
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	122.61
CHECK	122.61

04/15/99 01 09:39 0001 2732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451703